	<p align="center">Planning and Zoning Commission</p> <p align="center">STAFF REPORT</p>	<p align="center">AGENDA</p> <p align="center"># _____</p>
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TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: August 1, 2013

REQUEST

Request by FRE Casa Grande L.L.C. for the following land use request located at 1875 E. Sabin Drive; APN 505-82-008A:

- 1. DSA-13-00070: Major Site Plan/PAD Final Development Plan** for an 11,000 square foot Dialysis Clinic located within the C.G. Medical Campus PAD.

APPLICANT/OWNER

Applicant

CG Renal Construction
8117 Preston Road, Suite 400
P: 949-697-9621

Owner

Gebran Gebran
3238 N. Scottsdale Road
Scottsdale, AZ 85251
P: 480-570-0244

HISTORY

February 2, 1983 – Per Ordinance #874, the site was incorporated into the City of Casa Grande.

November 16, 1987 - The site received official zoning of UR (Urban Ranch) with the adoption of the Zoning Ordinance and map.

July 7, 1997 - CGPZ-020-097: The City Council approved the Zone Change from UR (Urban Ranch) to PAD (Planned Area Development) for the C.G. Medical Campus PAD.

June 5, 2002 - CGPZ-009-001: The Final Plat for C.G. Medical Campus Phase II was recorded in Cabinet D Slide 061.

June 3, 2013 - DSA-13-00026: Preliminary Plat for C.G. Medical Campus Phase II

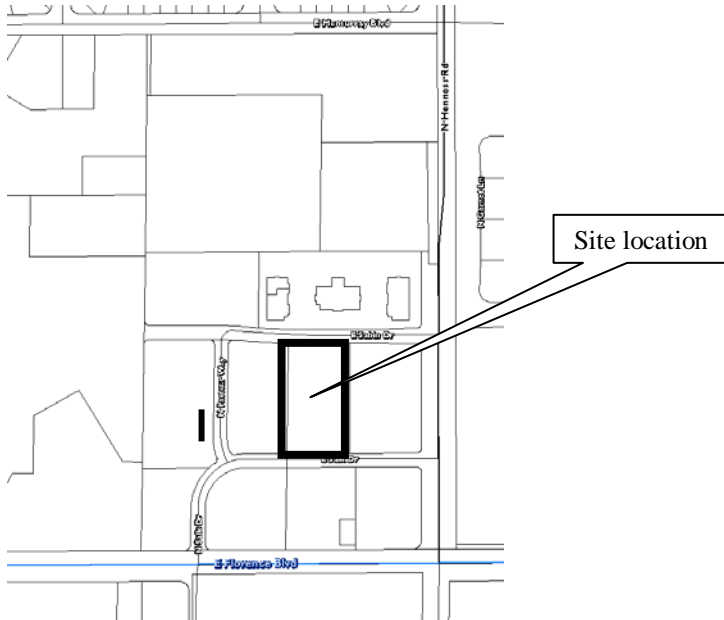
a re-subdivision of Parcel 1 Lot 7.

PROJECT DESCRIPTION	
Site Area	1.54 acres
Zoning	PAD (C.G. Medical Campus Planned Area Development)
General Plan Designation	<i>Community Center</i>
Building Height	21 ft.
Parking:	<u>56 total spaces required by City Code as Follows:</u> a. One space per 200 square feet of floor area: 11,281 sq. ft. of medical office (11,281/200=56) =56 parking spaces required 6 handicap spaces required (10%) Provided – 56 spaces, including 6 handicap spaces

Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning
North	<i>Neighborhoods</i>	PAD (Planned Area Development)
East	<i>Community Center</i>	PAD (Planned Area Development)
South	<i>Community Center</i>	PAD (Planned Area Development)
West	<i>Community Center</i>	PAD (Planned Area Development)

VICINITY MAP



The Major Site Plan/Final Development Plan request involves the area located at 1875

E. Sabin Drive, west of Henness Road, between Sabin and Salk Drive, as shown in the aerial depicted below:



Overview

At the June 3rd Planning Commission meeting, a Preliminary Plat was approved to re-subdivide a portion of Lot 7 of the C.G. Medical Campus Phase II Final Plat. Currently, Lot 7 consists of a vacant parcel (proposed Dialysis Clinic) and the existing Main Stay hotel. According to the Pinal County Assessor's property information Lot 7 was split into two lots sometime after the Final Plat was recorded.

The applicant has applied for a Re-subdivision (a final plat process) of Lot 7 of C.G. Medical Campus Phase II, which will correctly divide Lot 7 into two lots per City Code 16.08.460C.

The proposed request, a Major Site Plan/Final Development plan is for the development of an 11,281 square foot Fresenius Medical Care (FMC) Dialysis Center located on a 1.5 acre lot within the C.G. Medical Campus PAD. The proposed building is one-story, housing 24 dialysis patient stations, three home training rooms, and the necessary

support services and spaces for the clinic's operation. The clinic estimates to be in operation from Monday through Saturday from 5 a.m. to 9 p.m. with approximately 12 full time employees. The facility will be administered by a joint venture with a local doctor group and FMC, one of the largest dialysis center providers in the world (see attached project narrative).

The C.G. Medical Campus PAD established several development standards for the

CONFORMANCE WITH MAJOR SITE PLAN REVIEW/FINAL DEVELOPMENT PLAN REVIEW CRITERIA 17.68.070

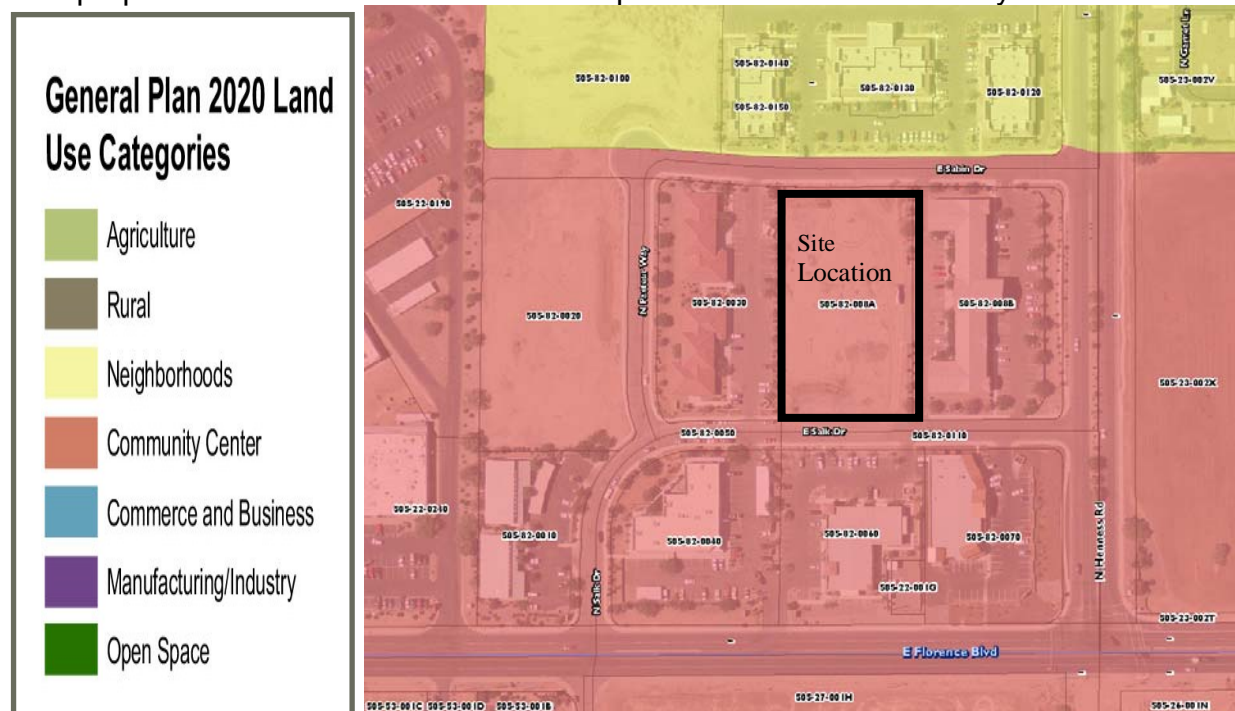
In accordance with Section 17.68.070 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of Major Site Plan application:

Relationship of the plan elements to conditions both on and off the property:

The overall site is 1.54 acres and has sufficient area to accommodate the proposed request. The proposed medical office use is an appropriate land use that is permitted by the PAD zoning and complements the existing uses within the C.G. Medical Campus.

Conformance to the City's General Plan:

The subject site is designated as *Community Center* in the City's General Plan 2020. The proposed medical office use is in compliance with the Community Center land use.



Conformance with Existing Zoning:

The subject site currently is zoned PAD (Planned Area Development) as the CG Medical Campus PAD. The PAD allows for flexibility of uses, such as commercial, medical and professional offices. The proposed Dialysis Clinic is in compliance with the existing zoning.

Zoning Exhibit



The impact of the plan on the existing and anticipated traffic and parking conditions;

Access to the site is from two private local streets, Sabin Drive (north entrance) and Salk Drive (south entrance). These streets currently exist and provide an alternative access if one of the streets is blocked. According to the Traffic Impact Analysis submitted by Kimley-Horn all levels of service remains at an acceptable level.

The adequacy of the plan with respect to land use;

The 1.54 acre site is currently vacant and considering the use of the site, the topography, and the size, there is sufficient land area to accommodate the proposed medical office use with associated parking and landscaping.

Pedestrian and vehicular ingress and egress:

Access to the site is from two private local streets, Sabin Drive (north entrance) and Salk Drive (south entrance). The driveways provide for two way traffic flow (30 ft. in width); and 25 ft. drive aisle widths. Parking spaces are located to the north, east and south of the building. The main entrance is located on the east of the building.

Building location, height & Building Elevations:

The proposed Dialysis Clinic building is centrally located on the site and the building entrance faces east. The building is 21' feet high and 11,281 square feet in size.

The building's exterior will a contemporary southwestern theme designed with straight-lined geometry, flat roof, earth tone and vibrant color stucco finished, extensive use of glass, etc.

The roof will be designed to house all roof mounted equipment and screened from view. Windows are proposed for all elevations to that provide natural light and enhance the architecture of the building.

Upon review of the PAD guide for the C.G. Medical Campus, Staff found that the site is limited to a 35% FAR (Floor Area Ratio). The construction of the MainStay Hotel resulted in a FAR of 22% leaving a balance of 13% FAR for future development.

The proposed dialysis building is 11,281 square feet, which is approximately 8% FAR in compliance with the PAD standard. In order keep Lot 7 in compliance with the 35% FAR limitation, Staff is proposing to limit the development of the proposed lot upon which the dialysis building will be built to a maximum of 18,020.72 sq. ft. which combined with the existing 32,596 sq. ft. of the Main Stay development will equal a 35% FAR for the property that was originally platted as Lot 7

C.G. Medical Campus PAD	Lot 7 - 3.32 acres, or, 144,619.2 sq. ft.
Maximum Floor Area Ratio	35% (50,616.72 sq. ft)
➤ Main Stay Hotel	22% (32,596 sq. ft.)
➤ Proposed Dialysis Center	8% (11,281 sq. ft.)
= Floor Area Ratio Remaining	5% (6,739.72 sq ft)

Landscaping:

Twenty four percent of the site is landscaped, which exceeds the 10% code requirement. The majority of the landscaping is concentrated along the street

frontages, i.e. Salk Drive (south) and Sabin Drive (north). Other landscaped areas are adjacent to the building and within the parking lot.

Staff finds that the landscaping as set forth on the Final Landscape Plan is in compliance with the city's landscape requirements. The Final Landscape Plan application and fee is required to be submitted, prior to issuance of the Certificate of Occupancy for the facility.

Lighting:

Existing street lights exist along Salk Drive and Sabin Drive. On-site site lighting is being proposed within the landscape islands in the parking lot. The proposed building will incorporate attached lighting for security measures. All lighting is designed with full-cutoff fixtures and complies with the lighting requirements of City Code section 15.48.050.

Provisions for utilities:

The final water report submitted by Palatine Engineering Consultants, dated May 2013 minor additional water service facilities will be added to the existing subdivision water system infrastructure. This consists of adding a single 8-inch water line stubout, of approximately 7' in length, and adding a 2-inch water service potable line to provide service to the lot. The purpose of the 8-inch water main stubout is to provide fire sprinkler service to the commercial building which the 2-inch water service line will provide the necessary potable water for the new facility.

The final sewer report submitted by Palatine Engineering Consultants, dated May 2013 stated that there is excess carrying capacity in the 8-inch sewer main that was built in Salk Drive. As the new lot is already part of the existing subdivision, the existing sewage system capacity was designed to accommodate and can accommodate any wastewater that will be discharged from the new lot.

The water and wastewater reports for the proposed development have been reviewed and approved by the City engineering staff.

Site drainage & Grading:

The final drainage report submitted by Palatine Engineering Consultants, dated May 2013 stated that the 100-year storm event can be effectively routed through the site to the proposed onsite retention basins. The stormwater of the existing adjacent half street frontages can also be captured and routed to the proposed onsite retention basins. The building finished floor elevation will be at or above the 100-year, 1-hour storm onsite high water elevation and the minimum finished floor elevation will be at least 12 inches above the elevation of the ultimate outfall points of the project.

The drainage report for the proposed development have been reviewed and approved

by the City engineering staff.

Open space:

See landscaping discussion above.

Loading and unloading areas:

N/A.

Signage:

N/A.

Screening:

N/A.

Setbacks:

The C.G. Medical Campus PAD Zoning District has established the following setbacks for the site:

- Front: 35' ft.
- Rear: 15' ft.
- Side: 15' ft. aggregate
- Corner side: 25' ft.
- Residential zone boundary: 45' ft.

The maximum building height is 4-stories (Staff assumes 40' ft. maximum).

Based on the site plan, the proposed Dialysis Clinic is in conformance with the required setbacks.

PUBLIC NOTIFICATION/COMMENTS

Notification

Public hearing notification efforts for this request meet and exceed those requirements set out by City Code. They include:

- A notice of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on July 16, 2013
- A notice was mailed on July 17, 2013 to each owner of property situated within two hundred feet of the site. An affidavit confirming this mailing is within the project file.

- A notice was posted by the applicant on the subject site on July 17, 2013. An affidavit confirming this posting was also supplied by the applicant.

Inquiries/Comments

Staff has not received any public comments or inquiries regarding this request.

STAFF RECOMMENDATION

Staff recommends the Commission approve the Major Site Plan/Final Development Plan (DSA-13-00070), for the Dialysis Clinic, subject to the following conditions:

1. The building is limited to a maximum of 18,020.72 sq. ft to meet the maximum 35% FAR of the PAD.
2. A Building Permit shall not be issued until the Re-subdivision of Lot 7 of C.G. Medical Campus Phase II has been recorded.
3. The Final Landscape Plan, application and fee is required to be submitted, prior to issuance of the Certificate of Occupancy for the facility.

Exhibits

- A - Project Narrative
- B - Site Plan stamped July 15, 2013
- C - Landscape Plan stamped February 18, 2013
- D - Color Elevations stamped April 25, 2013

Exhibit A – Project Narrative

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PROJECT NARRATIVE

FMC CASA GRANDE MAJOR SITE PLAN/FINAL DEVELOPMENT PLAN CASA GRANDE MEDICAL CAMPUS-PHASE II AMENDED

Prepared for:

FRE Casa Grande, L.L.C.
Developer

Prepared by:

Pagone Associates LLC
Architect
3726 E Kachina Drive
Phoenix AZ 85044
(480) 814-8100
Project: DSA-13-00070

Prepared: July 15, 2013

The Architect has been retained by FRE Casa Grande, L.L.C. (Developer) to design the site and shell building and perform all necessary City submittals to obtain permits so that the Developer can build the proposed facility for the end user, Fresenius Medical Care.

City Process

Pagone Associates LLC (Architect) has requested a Major Site Plan/Final Development Plan approval for the proposed Fresenius Medical Care (FMC) Dialysis Center to be located at 1875 E Sabin Avenue in Casa Grande AZ. The Major Site Plan/Final Development Plan process is just one step in the overall project process.

The overall process includes:

1. Major Site Plan/Final Development Plan submittal and approval, (this narrative is in response to the first review)
After the first 28 day review project team will be able to submit items 2 and 3.
2. Site Development permit submittal and approval.
The submittal is scheduled for approximately July 18, 2013
3. Building permit submittal and approval.
The submittal is scheduled for approximately July 18, 2013

The Developer, current owners and Palatine Engineering are working on the concurrent process of re-platting the site to mirror the county assessor's existing parcel split. The engineer has obtained preliminary plat approval and is waiting for final comments on the final plat.

No public improvement plan is required as there is no intended work in a City Right-of-Way.

Clinic

3726 East Kachina Drive Phoenix Arizona 85044 480.814.8100 pagoneassoc.com

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The proposed FMC Dialysis Clinic will be an 11,281 SF (gross) building housing 24 dialysis patient stations, 3 home training rooms and all typical and necessary support spaces. The clinic will be operational Monday through Saturday from 5am to 9pm with a full time staff of approximately 12 employees. The facility will be administered by a joint venture with a local doctor group and FMC, one of the largest dialysis center providers in the world. The clinic aesthetic is intended to express low rise, southwest medical office achieved by careful massing and neutral colors. The proposed height, colors and materials are consistent with the desert southwest and are in character with similar adjacent development.

Site

This site/project is located within Pinal County in Section 22 of T6S, R6E of the Gila and Salt River Base and Meridian in the City of Casa Grande, Arizona. It is generally located between Henness Road on the east, Salk Drive on the south, Sabin Drive on the north and Pasteur Way on the west. Access to the site will be provided via Sabin Drive or Salk Drive, and is slightly north of the intersection of Florence Boulevard and Henness Road.

The project site is located within a fully developed commercial subdivision. Adjacent to the site are other existing commercial sites, which are fully developed and consist of medical office buildings. Of the nine lots that were developed as part of the Casa Grande Medical Campus-Phases I and II subdivisions, six have been fully developed and one has been partially developed. The one lot which has been partially developed was Lot 7, which is approximately 3.32 acres in size. The partially developed 1.78 acre portion of Lot 7, which will be Lot 10 of the re-plat, was developed as the Mainstay Suites Hotel site. The undeveloped portion of Lot 7 of the Casa Grande Medical Campus-Phase II subdivision, which will be Lot 7 of the re-plat, is the project site.

Proposed development upon the site will remain consistent with the previous commercial and medical office building development that has occurred within the existing subdivision.

The existing public and private streets, sewer, water, and dry utilities infrastructure which currently provide service to Lot 7 of the Casa Grande Medical Campus Phase II subdivision were installed during construction of that subdivision and/or the Casa Grande Medical Campus Phase I subdivision. There are existing utility services currently in use upon the area which will be subdivided as Lot 10, as that area has been previously developed as the Mainstay Suites Hotel site. However, in order to fully develop Lot 7 additional utility service lines will be extended from the existing utility service mains located on site, within the adjacent streets or public easements. There are sufficient public facilities to provide services to the proposed sites.

Services to the site are provided by:

- Water: Arizona Water Company
- Sewer: City of Casa Grande
- Electric: Arizona Public Service (APS)
- Gas: Southwest Gas
- Telecommunications: Centurylink
- Police: City of Casa Grande
- Fire: City of Casa Grande
- Trash: City of Casa Grande

CONCLUSIONS

The Casa Grande Regional Medical Center and surrounding commercial medical properties, of which this project is a part, have tremendous employment potential. During meetings with staff members of the City of Casa Grande it was also noted that creation of high quality jobs within this area is an important goal. The property owners share this vision with the City and based upon those aforementioned goals and the plan for development of this parcel, we believe those objectives can be met. The proposed dialysis project and subdivision re-plat will allow for cohesive development of an orphaned parcel that will integrate well with surrounding development, and ensure that demand on streets, utilities and other public infrastructure does not exceed the capacity of those existing facilities. Support of this project will allow flexibility for innovative

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and high quality development to meet the city's goals and tailor parameters to meet the opportunities and constraints of the property. For these reasons, we believe the vision for the project stated within this report meets the requested purpose, intent and requirements in order to benefit the community and should be supported.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Mark Pagone', written over a circular stamp or seal.

Mark Pagone
Project Architect

Attachments:

- (4) Revised site plan
- (2) Revised landscape plan
- (2) Revised elevation renderings
- (2) revised grading and drainage plans
- (2) Revised electrical site/photometric
- (1) CD of revised information

Exhibit B - Site Plan stamped July 15, 2013

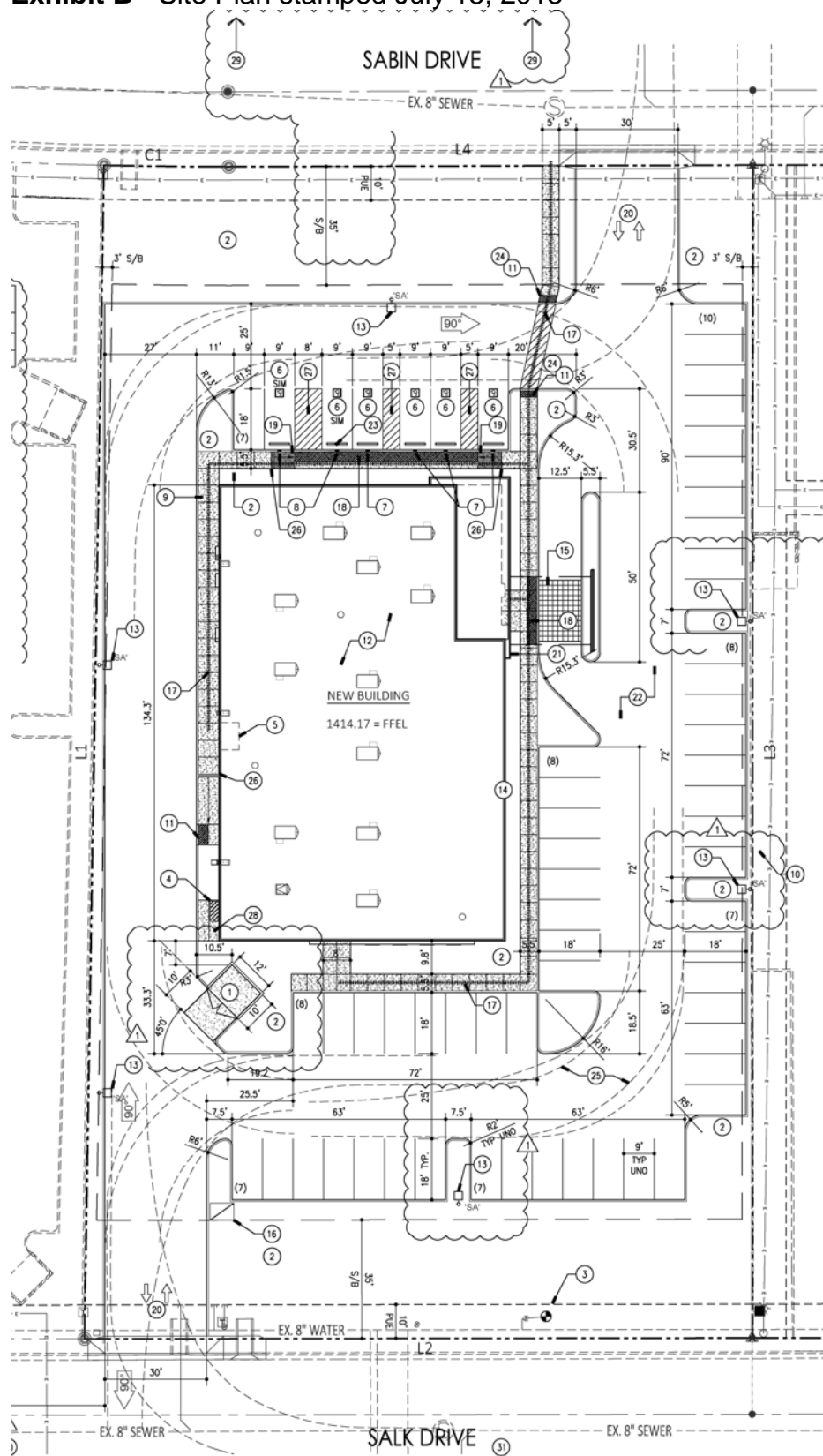


Exhibit D – Color Elevations stamped April 25, 2013

